



**LOCATION:**

- Red Hot Seminole Heights submarket
- 5511 N Nebraska Ave. Tampa, FL 33604
- East side of N Nebraska Ave just North of E Hillsborough Ave signalized intersection

**TRAFFIC COUNTS:**

- N Nebraska Ave: 20,000 Cars per Day
- E Hillsborough Ave: 42,000 Cars per Day
- Interstate 75: 157,500 Cars per Day

**PROPERTY INFORMATION:**

- New 8,376 SF ± Retail Center to be delivered Q3 2024
- **Seminole Heights Redevelopment**
- Full Access ~ 46 parking spaces (5.5 per 1,000 SF)
- Covered outdoor dining available
- Interstate convenience in front of new luxury townhomes currently under construction
- Flexible space sizes ~ very dense infill location

**PROPOSED USES:**

- Site can be used for Retail, Medical, Office, QSR

**NOTES:**

- New Seminole Heights Luxury Apartments include ~ Hite (81 Units), Notch (112 Units), Avenue Lofts (52 Units), upcoming Evelyn City Lofts (245 Units) & Richman Properties former Fun-Lan drive-in project (456 Units)
- Very popular Tampa neighborhood just North of Downtown Tampa, Tampa Heights & Historic Ybor

Demographics	1-Mile	3-Miles	5-Miles
Total Population	14,392	137,411	325,543
Median Age	36	37	37
Average Income	\$92,578	\$65,323	\$77,510

**CONTACT:**

Jason Aprile, CCIM  
813-532-6432 | Jason@AprileRealEstate.com

LOCATION MAP

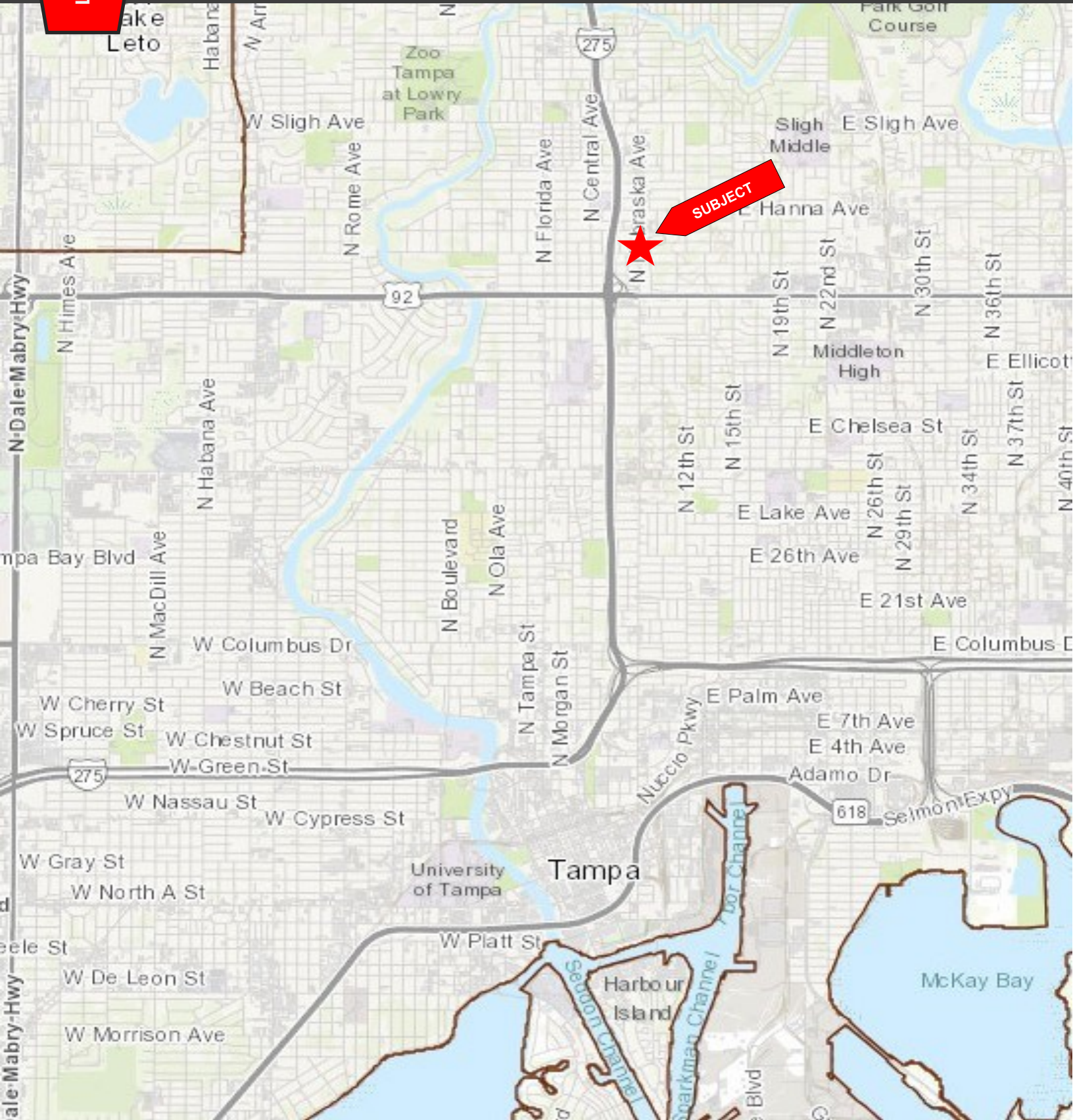
FOR LEASE

Nebraska Crossings ~ 8,376 SF Retail Center

5511 N Nebraska Ave | Tampa, FL 33604



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APRILE REAL ESTATE, INC. | 3902 Henderson Blvd. Suite 203 | TAMPA, FL 33629

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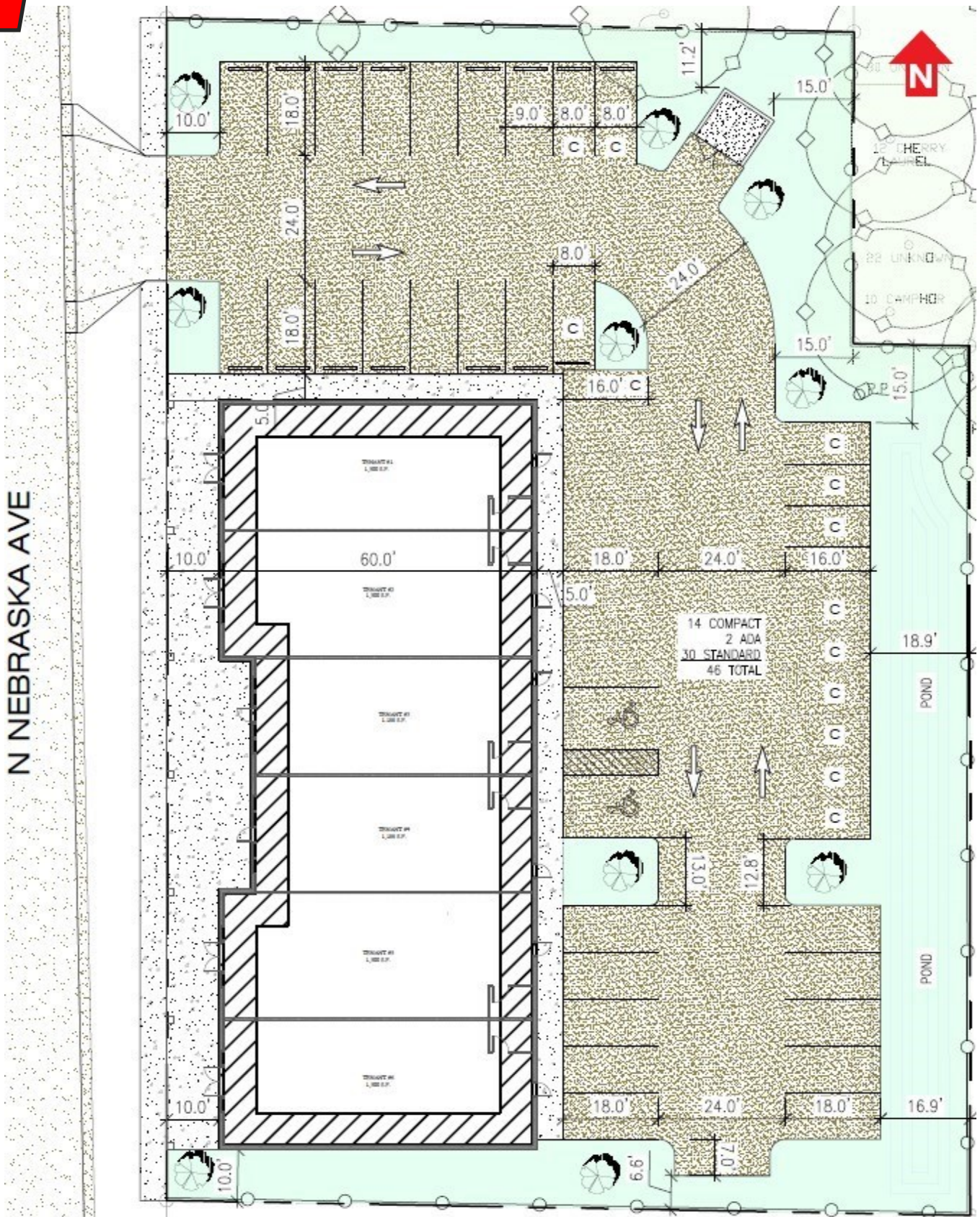
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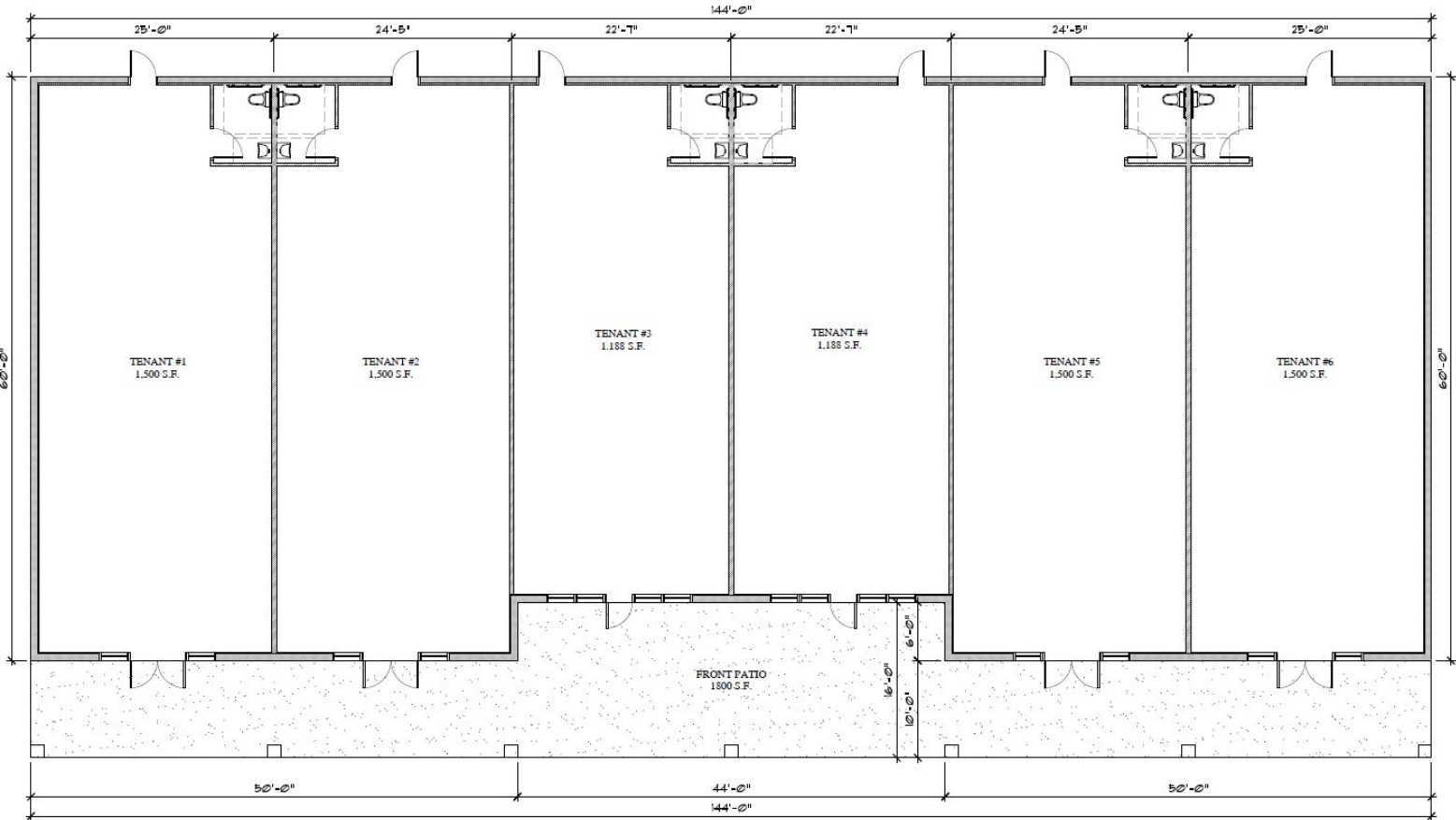


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Front Elevation | Scale: NTS



N Nebraska Ave (US Hwy 41)